



The Orchard Church Lane, Brightwell-Cum-Sotwell, Wallingford OX10 0SD

Welcome to

The Orchard Church Lane, Brightwell-Cum-Sotwell, Wallingford

The property has been upgraded over the years and now provides superb family accommodation over two floors including a large entrance hall giving access to the 18ft sitting room with feature log burner, 23ft modern fitted kitchen dining room and utility room. The ground floor is complimented by the main double bedroom with en-suite shower, study, and WC. First floor landing has a useful double linen cupboard and further storage cupboard, double bedroom with walk in wardrobe and further double bedroom with built in wardrobes and a large four piece family bathroom.





Ground Floor



First Floor

Entrance Hall

Sitting Room

18' 6" x 16' 9" (5.64m x 5.11m)

Study

11' 1" x 10' 1" (3.38m x 3.07m)

Kitchen Dining Room

23' 6" x 10' 3" (7.16m x 3.12m)

Utility Room

9' 7" x 5' (2.92m x 1.52m)

Ground Floor Bedroom

16' 7" narrowing to 13' 1" x 10' 3" (5.05m narrowing to 3.99m x 3.12m)

En Suite Shower Room

Wc

Landing

Bedroom

16' 5" narrowing to 14' 5" restricted height x 12' (5.00m narrowing to 4.39m restricted height x 3.66m)

Bedroom

14' narrowing to 12' 7" restricted height x 12' (4.27m narrowing to 3.84m restricted height x 3.66m)

Walk In Wardrobe

Linen Cupboard

Storage Cupboard

Four Piece Family Bathroom

Garage And Driveway Parking

Front And Rear Gardens

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Orchard Church Lane, Brightwell-Cum-Sotwell, Wallingford

- Detached Chalet Bungalow
- Feature Log Burner
- Garage and Driveway Parking
- Front and Rear Gardens
- Walk in Wardrobe

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£800,000



Brightwell-cum-Sotwell is one of South Oxfordshire's most desirable villages. A proper village which includes the excellent Red Lion pub, a village stores and a primary school. The village is ideally located for commuting to London, Oxford or Reading, with Didcot Parkway rail station only 3.8 miles away and is also well positioned for both the M4 and M40.

Wallingford is the nearest town, situated on the banks of the River Thames, with its desirable setting and attractive architecture, this is market town living at its finest. Bordered by the rolling Chilterns on one side and the magnificent Berkshire Downs on the other, it's an idyllic spot with inexhaustible options for lovers of the outdoors. With its large open market square and famous castle ruins, this bustling market town is suffused in history. But what you might not know is that contemporary Wallingford is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of dining options and a thriving café culture. As well as great leisure facilities and abundant footpaths, the town is fast becoming South Oxfordshire's most sought-after small town.

There is a wide choice of excellent schools, both state and private within the area.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WLF104788 - 0005

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